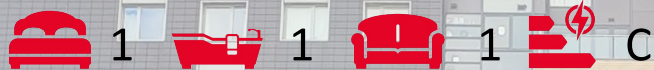




OC homes

## Southernhay, Basildon, SS14 1FG

**£1,100 Per Calendar Month**



**\*\*SPACIOUS FIFTH-FLOOR APARTMENT IN A MODERN DEVELOPMENT BY BASILDON STATION\*\***

OC Homes is delighted to offer a well-presented, one-bedroom apartment, within walking distance of Basildon Station. This fifth-floor property boasts a spacious open-plan lounge and fitted kitchen with integrated electrical appliances, a double bedroom, and a tiled three-piece bathroom suite.

Other benefits include double glazing, laminate flooring, a storage cupboard, secure intercom entry, lift access, and a concierge service, which is ideally situated near local amenities and public transport links. Basildon Rail Station is literally within minutes walking distance from the apartment and ideal for those commuting into London.

- NEXT TO BASILDON STATION
- LIFT ACCESS
- CONCIERGE
- INTERCOM ENTRY
- OPEN PLAN LOUNGE/KITCHEN
- FIFTH FLOOR
- AVAILABLE NOW

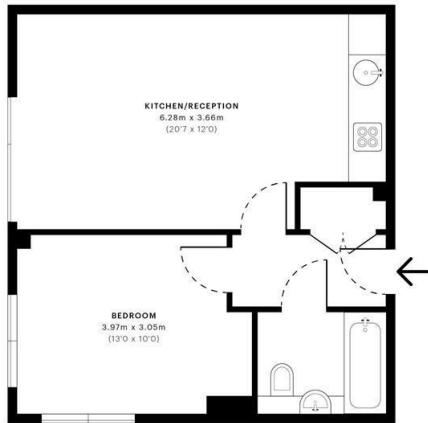
AVAILABLE NOW

### Viewing

Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.







— Fifth Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
42.65 sqm / 459.08 sqft

NET INTERNAL AREA (NIA)  
Excludes walls, columns, and other structural elements  
40.91 sqm / 440.35 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Ceilinged area within 1.5m  
0.00 sqm / 0.00 sqft



Specified floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurement captured in the scan.

WMS 3D MEASUREMENT: 42.97 sqm / 463.29 sqft  
WMS 3D MEASUREMENT: 42.39 sqm / 455.70 sqft

WMS 3D MEASUREMENT: 42.97 sqm / 463.29 sqft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		72	
(55-68) D			
(38-54) E			
(21-37) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C		75	75
(55-68) D			
(38-54) E			
(21-37) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.